

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Unit 10, Tavis House Business Centre  
Hall Avenue, Ashford, Kent TN24 0YY

W3W: [chips.soup.chefs](http://chips.soup.chefs)



**WORKSHOP/WAREHOUSE ACCOMMODATION**

**FOR SALE**

- 2,191 sq. ft.
- 1,247 sq. ft. mezzanine
- 3-phase electricity
- Allocated parking
- B1, B2, B8 planning consent

**Offers Sought: in excess of £400,000**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

Tavis House Business Centre is a recently completed development of 18 industrial units located on the popular Orbital Park in Ashford, a stones throw from Junctions 10 and 10A of the M20 Motorway, a well established and thriving industrial location.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

Unit 10 Tavis House is end-terraced and provides a little under 2,200 sq. ft. of accommodation on the ground floor with a mezzanine of approximately 1,250 sq. ft (currently no staircase). The building of steel framed construction is mono pitch in style, having a minimum eaves height of 20 ft. at the rear rising to some 23 ft. 8" at the front. There is an electric folding up and over door some 8ft. 2" wide by 10ft. high, the party wall being of concrete block construction to some 8ft. with jumbo stud above. The rear and side elevation are of insulated profile steel cladding there are clear skylight panels within the roof. The unit benefits from a disabled compliant use WC.

## ACCOMMODATION

	<u>Sq. Ft.</u>
Ground Floor	2,191
Mezzanine	1,247

## SERVICES

All main services include a 3-phase electrical supply are connected to the premises.

## BUSINESS RATES

The premises are assessed at a Rateable Value of £21,000, the uniform business rate multiplier for the year 2024/25 being 49.9p.

## TERMS

The premises are available freehold with vacant possession upon completion and offers are being sought in excess of £400,000. It is not believed that VAT is applicable in this transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed with an energy efficiency rating of 29 (Band B). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

**VIEWING** Strictly by appointment through the agents Stafford Perkins. Tel: 01233 613900.



## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.